

# Library overrun pegged at \$400K

By **CYNTHIA GAMBLE**  
Staff Writer

With all the bills in, the Town of Halton Hills will be paying an extra \$408,000 for the renovation/expansion of the Halton Hills Cultural Centre and Library.

The original price tag of \$14,014,600 came in 2.8 per cent higher at \$14,414,600.

Halton Hills council's decision last week to re-direct funds from the Library Development Charges and Capital Replacement Reserves to pay the bill will be ratified at the Sept. 23 council meeting.

Construction began in 2011, after an 18-month delay, with the newly renovated Gallery and Cultural Centre, and expanded library opening in January 2013.

The overrun was not unexpected due to a few hiccups during the build, said Library Services Director Jane Diamanti.

Among the reasons for the higher costs were:

- The unexpected winter build schedule which is traditionally higher
- The addition of the Helson Gallery (originally it was to remain relatively untouched)
- Replacement of the Theatre roof (two roof levels were discovered)
- Movement of the main floor level to avoid interference with an existing stone buttress
- Excavation, removal and disposal of a previously undetected buried oil tank and contaminated soil
- Upgrading of the electrical system
- The addition of a ramp in the Theatre to comply with new provincial legislation.

In total there was \$1.9 million in extra costs, including \$1,755,000 in change orders, plus \$175,000 in additional professional fees due to the three-month extension of the project plus \$20,100 for an additional three-month rental of the Holy Cross site.

Diamanti said there were two types of change orders, the first related to site

conditions and the existing structure (essentially three buildings in one, an 1877 church, a 1981 building and the expansion (which included the demolition of an adjacent house). The second was related to design and co-ordination decisions but allowed more affordable alternatives helping to absorb the additional costs.

The project had a contingency budget set at 6%.

"The project manager was very aware it was a tight budget, ...and it forced people to look for efficiencies very, very carefully," said Diamanti. "In retrospect, when you've got three buildings, one of which is a heritage building, one of which was built in the early 1980s and then a brand new addition, that really wasn't a sufficient contingency for such a complex project."

Diamanti said, in hindsight, a contingency of at least 10 per cent would have addressed the \$408,000 overrun. She added the 2010 budget was adjusted for inflation only in 2011, but the majority of the build did not happen until 2012. An inflationary increase in 2012 would have also accommodated the 2.8% overrun she said. On the plus side, the long building delay allowed interest to accrue in the reserves amounting to about \$400,000.

But Wards 1&2 Regional Councillor Clark Somerville was not convinced, saying the overrun could have been avoided through better research, especially during the 18-month delay.

"Then there wouldn't have been all the surprises," he said. "There probably should have been more homework done. ... (but) It's just done now (and) we have to pay our bills and move on."

During the project the Town received a Green Municipal Fund low-cost loan of \$6,603,274, plus a \$500,000 grant and a \$350,000 Canada Cultural Spaces Fund grant.

Since the Library/Cultural Centre opened in January, more than 40,000 people have walked through its doors.



**JANE DIAMANTI**



The final cheques in the Halton Hills Community Cycling Challenge were presented at a recent Halton Hills council meeting. On hand were, from left, Mike Merrall of Epic Tour Halton; Brent Carey representing Peter Gilgan Foundation/Mattamy Homes; Glenn Price-Jones, BFCC member; Councillor Jane Fogal, BFCC member; a Challenge participant, Belinda Quinlan, BFCC, member; Paul Armstrong, and K.C. Carruthers, executive director of the Georgetown Hospital Foundation, who accepted the cheques.

Photo by Cynthia Gamble

## Cycling Challenge a success

By **CYNTHIA GAMBLE**  
Staff Writer

More than 800 residents, from tots to seniors, rode their bikes for a cause this summer.

Halton Hills Community Cycling Challenge reached its 200,000-kilometre goal, with 803 participants, on August 14. The ride began in April and the first goal of 100,000 km was reached 71 days later on July 3. At the July 7 council meeting, Georgetown Canadian Tire handed over a cheque for \$20,000 to the Georgetown Hospital.

The final cheques were delivered at last week's council meeting—Brent Carey, representing the Peter Gilgan Foundation/Mattamy Homes, handed over \$25,000 while Paul Armstrong of Paul Armstrong Insurance Brokers Ltd. contributed \$5,000.

"We were all in it together... and the contribution of \$50,000 to such an important asset as our community hospital was pivotal in making the Challenge work," said Councillor Jane Fogal, a member of the Town's Bicycle Friendly Community subcommittee, which organized the event.

The Peter Gilgan Foundation, Georgetown Canadian Tire, and Paul C. Armstrong Insurance Inc. moves the Founda-

tion closer to its goal for the Campaign for Georgetown Hospital and the dream of a new Emergency Department and a new Diagnostic Imaging Department complete with Halton Hills' first CT scanner, said Hospital Foundation executive director K.C. Carruthers.

Fogal, who contributed more 1,000 km to the overall total, said people are still riding and documenting their kilometres on [www.bikechallenge.ca](http://www.bikechallenge.ca) and, as of yesterday, with three days left in the campaign, more than 214,000 kilometres had been logged by 809 participants.

The project was created through a partnership between the Bicycle Friendly Community Sub Committee of the Town's Trails and Cycling Advisory Committee and the Epic Tour Halton. Michael Merrall and Jelmer Stegink of PwC Epic Tour Halton donated their time to create and design the challenge website.

The Bike Challenge culminates this weekend with more than 2,500 cyclists at the PwC Epic Tour Halton on Sunday at Kelso Quarry Park in Milton (Info: [www.epictour.ca](http://www.epictour.ca)). Fogal is seeking volunteers—including high school students—to hand out water and bananas at one of the pit stops in Halton Hills. Those interested can contact her at 905-877-5806.

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